Building Consistency Meeting

Residential

Date 7/03/2013 Recorder and minutes prepared by: Jay Garbus/Lon McSwain

Staff present: On File

***Public present*:**

RESIDENTIAL CONSISTENCY MEETING

1. Self-certification & energy certificates - use form and self-service in appendix E in the residential code and have at the final. Need to fill out form for visual inspection. If not properly filled out will be turned down. Put in electrical panel, attic and kitchen cabinet.

2. Energy encapsulation inspections - looking at 6' for the insulation in concealed areas will not need to be inspected before insulated. Problem areas are fireplaces and shower/tubs for inspection. May have an answer at the next meeting. Area needs to be dried in. As of right now need a framing inspection under the sheathing inspection to inspect those areas. Checking for studs, anchor bolts and termite treatment.

Rule will be as follows:

1. No encapsulated area greater than 6
2. Anchors visible both sides no more than 6’ apart or maximum distance allowed on strapping.
3. Encapsulation material non-ridged

3. Termite treatment letters - with different types of treatments we need a certification letter at final and inspector document this at the inspection and in effect on 1 NOV 13. Need to document type of treatment and company that did the treatment. Do not turn down for not having letter at slab or framing inspection.

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4. Pier and curtain applications - queen and king brick do not allow for pier and curtain wall in section R 404.1.5.3 pier and curtain walls. Bonding of piers to curtain walls need to be bonded with no further detail. Masonry bond only one allowed and will be enforced starting 1 NOV 13.

Brick S

Manufacturers ...zes; however, the sizes in the tables belo... produced sizes. Actual Size, also referred t... the actual size plus the width of the mortar j... d of 4", which coincides with the modules o... s.

Assuming

Brick T...			Course
Standar...			es = 8"
Modular	3 5/8 x 2 1/4 x 7 5/8	4 x 2 2/3 x 8	3 courses = 8"
Norman	3 5/8 x 2 1/4 x 11 5/8	4 x 2 2/3 x 12	3 courses = 8"
Roman			e = 2"
Jumbo			e = 3"
Economy			e = 4"
Engineer			s = 16"
King			s = 16"
Queen			s = 16"
Utility			e = 4"

Pier and curtain wall

ous concrete footings placed integrally with the exterior wall footings.

2. The minimum actual thickness of a load-bearing masonry wall shall be not less than 4 inches (102 mm) nominal or $3^3/_8$ inches (92 mm) actual thickness, and shall be bonded integrally with piers spaced in accordance with Section R606.9.

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604.5.2 Pier and Curtain Walls: Curtain walls 4 inch (nominal) minimum thickness between piers and bonded into piers supported on concrete footings poured integrally with pier footing may be used for frame construction and for masonry veneer frame construction not more than 2 stories in height subject to the following limitations:

1. Maximum height above footing;
   Hollow Masonry: 18 times thickness of curtain wall.
   Solid Masonry: 20 times thickness of curtain wall.
2. Unbalanced fill placed placed against 4 inch curtain wall shall not exceed 24 inches for solid masonry or 16 inches for hollow masonry.

R404.1.5.3 Pier and curtain walls. Curtain walls 4 inch (nominal) minimum thickness between piers and bonded into piers supported on concrete footings poured integrally with pier footings may be used for frame construction and for masonry veneer frame construction not more than 2 stories in height subject to the following limitations:

1. All load-bearing walls shall be placed on continuous concrete footings placed integrally with the exterior wall footings.
2. The minimum actual thickness of a load-bearing masonry wall shall be not less than 4 inches (102 mm) nominal or $3^3/_8$ inches (92 mm) actual thickness, and shall be bonded integrally with piers spaced in accordance with Section R606.9.
3. Piers shall be constructed in accordance with Section R606.6 and Section R606.6.1, and shall be bonded into the load-bearing masonry wall in accordance with Section R608.1.1 or Section R608.1.1.2.
4. The maximum height of a 4-inch (102 mm) load-bearing masonry foundation wall supporting wood-frame walls and floors shall not be more than 6 feet (1829 mm) in height.
5. Anchorage shall be in accordance with Section R403.1.6, Figure R404.1.5(1), or as specified by engineered design accepted by the *building official*.
6. The unbalanced fill for 4-inch (102 mm) foundation walls shall not exceed 24 inches (610 mm) for solid masonry or 16 inches (406 mm) for hollow masonry.
7. Pier size shall be based on Table 403.1(a).
8. See Chapter 45 for special anchorage and reinforcement in high wind zones.

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Pier and curtain wallcontinued-ICCcodes

November 1st

R608.1.1 Bonding with masonry headers. Bonding with solid or hollow masonry headers shall comply with Sections R608.1.1.1 and R608.1.1.2.

R608.1.1.1 Solid units. Where the facing and backing (adjacent wythes) of *solid masonry* construction are bonded by means of masonry headers, no less than 4 percent of the wall surface of each face shall be composed of headers extending not less than 3 inches (76 mm) into the backing. The distance between adjacent full-length headers shall not exceed 24 inches (610 mm) either vertically or horizontally. In walls in which a single header does not extend through the wall, headers from the opposite sides shall overlap at least 3 inches (76 mm), or headers from opposite sides shall be covered with another header course overlapping the header below at least 3 inches (76 mm).

R608.1.1.2 Hollow units. Where two or more hollow units are used to make up the thickness of a wall, the stretcher courses shall be bonded at vertical intervals not exceeding 34 inches (864 mm) by lapping at least 3 inches (76 mm) over the unit below, or by lapping at vertical intervals not exceeding 17 inches (432 mm) with units that are at least 50 percent thicker than the units below.

R608.1.2 Bonding with wall ties or joint reinforcement. Bonding with wall ties or joint reinforcement shall comply with Sections R608.1.2.1 through R608.1.2.3.

R608.1.2.1 Bonding with wall ties. Bonding with wall ties, except as required by Section R610, where the facing and backing (adjacent wythes) of masonry walls are bonded with $^3/_{16}$-inch-diameter (5 mm) wall ties embedded in the horizontal mortar joints, there shall be at least one metal tie for each 4.5 square feet (0.418 m^2) of wall area. Ties in alternate courses shall be staggered. The maximum vertical distance between ties shall not exceed 24 inches (610 mm), and the maximum horizontal distance shall not exceed 36 inches (914 mm). Rods or ties

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5. Demo permits requirements (total) - R 101.2 regulates residential demolition. Need to grade footprint of house, no hazardous condition to be left. Looking to set a standard for enforcement of code.

6. Trusses spaced more than 24" o.c. Spacing - OSB support and Sheetrock span exceeded. Need to block between trusses.

7. Soffit protection update - delayed to December meeting of council.

8. In the works pier and docks/demo - new code proposal.

Approved By ___Lon McSwain_____ Date _10/30/2013_____